

**Harold Place
Public Conveniences,
Hastings**

Feasibility Study

December 2017



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1.0 Introduction

Saville Jones Consultants has been commissioned by Hastings Borough Council to undertake a feasibility study on the existing public conveniences located in the southern end of Harold Place. These toilets are no longer in use. The brief being to assess the potential for the building to be converted into a restaurant or to be demolished and a new build restaurant built on the same site.

The feasibility has been undertaken based on the existing drawings as provided by Hastings Borough Council with a desk top review of these drawings. A full measured survey has not been undertaken. A site visit has been undertaken to assess the condition of the building without undertaking any intrusive inspections. Check dimensions have been taken to confirm the accuracy of the plans.

Following the site visit we have reviewed the buildings form of construction and structure, which would influence the ability of the building to be converted, and the level of accommodation achievable. The proposal addresses the design in relation to its town centre location and its requirement to attract customers at the same time as being serviced.

The alternative approach would be to demolish the existing toilets and develop a concept proposal for a new build restaurant, which may offer more than two storeys to maximize the footprint and rentable area. At all times considering the brief and marketing guidance outlined in the Options Appraisal as undertaken by BPS Chartered Surveyors on behalf of Hastings Borough Council, dated March 2017.

The proposals address the following issues of;

- Site Context
- Deliveries and servicing
- Refuse collection
- Access from town and promenade.
- Commercial attraction

2.0 Site Context

The existing building is located in a prominent location within Hastings town centre, with full pedestrian access from the main shopping area. There are a number of bars, cafes and restaurants within close proximity of the existing building, thereby already attracting an amount of footfall and has the potential to become a destination/ anchor within Hastings town centre.

Harold Place is located directly off Hastings seafront and comprises of Georgian buildings, ranging in height from five storeys to two storeys. The building falls just outside of the Town centre area 16 Conservation area that includes Harold Place (Part) - west side 1 - 4, Bank and Queens Hotel.

The building is single storey free standing building of a Post Modern style. It is located centrally within Harold Place and is highly visible from both the sea front

and the town centre. There are no immediate neighbours to the north or south of the building and the structure contrasts with the surrounding architecture.



Existing building currently hoarded- December 2017

There is good pedestrian access and parking to the south and eastern aspects, with a heavily trafficked main road with bus routes located on the western side. There is a bus shelter situated within close proximity of the northern portion of the site plus two public telephone boxes.



Existing northern elevation of Harold Place public toilets- December 2017

The surrounding buildings comprise of a residential block located to the south eastern corner and a five storey residential block with retail at ground floor on western side. There are two rear doors to a bank building on the eastern side. A café occupies the ground floor of an adjacent building located to the east of the toilet building. There is a single storey restaurant located on the corner of the seafront and Harold Place.



Existing café located at north-eastern corner of Harold Place public toilets- December 2017

3.0 Site analysis

A site analysis has been undertaken- please refer to the appendix.

4.0 Existing building

The existing toilets are currently hoarded off and are no longer in use. The existing building was constructed in the late 1980's over existing basement toilets.

The northern pedestrian approach is ramped to the entrance to provide disabled access. There are two raised landscaped planted beds that form part of Hastings Borough Council's town landscaping strategy. There are also two steps leading up to the existing entrance from the north eastern site boundary.



Existing northern elevation of Harold Place public toilets with public telephone boxes and bus shelter- December 2017

The building has a dominant Post Modernist architectural style, with large concrete columns supporting a dual pitched slate roof with large glazed central lantern roof light. The existing roof overhangs the external walls. The walls are finished with render and are windowless, given the nature of their former use. There are portions of the external wall that have low headroom, due to their sloped soffit.



Existing roof line and column arrangement- December 2017

The building is constructed over an earlier sub terrain toilet block, with its external basement walls have been left in place. The new toilets, ground floor, is of a simple “beam and block” construction supported off new sleeper walls, resting on the original basement floor slab. The newer superstructure is then supported on a series of mass concrete pads approximately 1000 x 1000 x 2100 deep, which are tied into the basement walls.

A series of precast concrete columns form the perimeter supports with central in-situ concrete piers supporting a steel framed roof structure. The roof is a traditional arrangement of timber rafters and purlins, with slate covering and a central patent glazed lantern.

The mixed framed structure described above, means the internal ground floor partitions are most probably non-load bearing, possibly providing some restraint to the steel roof structure in part. Strangely 75% of the external walls have a sloping upper section to the walls constructed from a purpose made precast concrete unit, again non-load bearing.

The framed structure as the advantage that it can be adapted whilst retaining the roof form. However, the steel framed roof structure is lightly loaded and would not accept any floor loads. Alterations to the basement would also require additional sleeper walls to be introduced to support the ground floor.

The ground floor internal area is divided by a central service duct (formally containing sanitary ware) into Male and Female main toilet suites. The sanitary ware has been removed from the building. There are a number of non-load bearing partitions that can be removed to provide an open space, subject to a structural assessment, not undertaken as part of this feasibility. The existing floor and ceiling height in the main area is approximately 3 metres in height, with primary structural beams and members located at this height.



Central service corridor with beam over- December 2017

The ground floor area has a large central glazed roof light to bring natural light into the space. This could be repaired and reinstated as one of the options.

The central area where there is a glazed roof light also has limited headroom to insert a mezzanine. This would result in the loss of useable ground floor space due to the introduction of a further staircase and possibly prohibitive costs in order to achieve a small limited first floor.

Based on the existing we consider there is insufficient headroom to create a first floor mezzanine within the refurbished scheme, as the existing floor and ceiling height in the main area is approximately 3 metres in height, without undertaking works to the primary roof structure and raising a portion of the existing roof.

The basement is currently accessed via a wall ladder. The basement is unused with the former stair access removed when the current toilets were constructed, thereby making the basement area redundant. The basement to ground floor height is approximately 2.8 metres, measured to the underside of the ground floor slab. The existing basement has a number of masonry cross walls supporting the ground floor "beam and block" floor structure above. These would require structural assessment as part of any refurbished scheme to ascertain the extent of demolition. There is no ventilation or natural daylight into the basement.

There are existing utilities into the building- these would require further investigation to determine the suitability of the loadings for either option.

5.0 Option A- refurbishment

This proposal involves preserving the overall style and form of the existing building, by retaining the existing columns, roof and roof light. The existing raised planters located on the north side have been removed to improve the buildings visibility and increase the architectural impact within the townscape.

New external terraced seating with contemporary landscaping to enclose and define the area has been provided. Large areas of glazing have been introduced into the elevations including a new fully glazed entrance that has been added to the existing entrance to provide a focal point and to define the entrance for visitors approaching from the town centre.

Illuminated free-standing vertical signage and menu boxes have been indicated on both the north and south elevations to attract pedestrians/ visitors approaching from either the seafront or from the town centre.

The north eastern external walls have been replaced with a full height glazing system to provide daylight into the building and to increase views and entice customers into the new café/ restaurant. Large bold graphics could be employed on the north and western elevations to promote a restaurant brand and inform passers-by such as those on the public transport or in the car.

A large glazed screen with folding sliding doors has been introduced into the southern elevation, to maximise sunlight entering into the building to create a light and bright interior and to provide views of the seafront. Consideration could be given to removing disabled parking and replacing elsewhere to provide a larger

terrace area, however this would require further highways and town centre consultation.

The glazing wraps around onto the western elevation with a separate glazed door to provide a further access point and service point into the pedestrianized area of Harold Place. Further external seating could be provided subject to the necessary agreements.

The external columns have been retained and either painted or clad to provide a stronger visual presence, whilst being respectful of the Conservation area. A strong colour scheme could be utilised to provide a strong brand presence and identity.

The internal ground floor area provides a central bar/service area with a combination of loose and fixed seating situated at the north and south ends of the building. This provides 70 no. ground floor internal covers. The central rooflight has been retained to bring light into the centre of the building.

A new staircase has been created to provide customer and staff access into the basement area. A small service core provides an accessible toilet and a vertical duct for air intake and extract from the building is located off this staircase.

Deliveries could be provided from the existing car park area located in the south of Harold Place and via either of the glazed entrances.

The basement has been utilised to provide "back of house" accommodation including kitchen area; storage; staff facilities and office. The remainder of the accommodation provides a seating area with 44 no. covers. Customer toilets serving both the ground floor and basement seating areas are located in the basement, to maximise the ground floor seating area. The whole of the basement area would require mechanical air supply and extraction.

The existing external columns and the roof structure have been retained on this scheme, with portions of the central service walls on the ground floor retained. A number of the internal walls to the basement have been retained with new opening and new walls to suit the proposal.

Option A would provide a total of 114no. covers over the ground and basement floors.

Accommodation schedule Option A

| Ground Floor | Internal gross area (square metres) | Sq feet |
|---|--|---------------------|
| General seating area including bar | 129.7 | 1396 |
| Internal stairs & toilets | 16.3 | 175 |
| New lobby (extension) | 3.9 | 42 |
| External northern seating area including planters * | 74 | 796.5 |
| Ground floor total | 223.9 sq m | 2409.5 sq ft |
| | | |
| Basement | | |
| Seating area | 75.2 | 809 |
| Internal stairs & toilets | 61.4 | 61 |
| Back of house area | 62.0 | 667 |
| Basement total | 198.6 sq m | 1537 sq ft |
| | | |
| Overall total | 422.5 sq m | 3946.5 sq ft |

6.0 Option B – new build scheme

This new build scheme aims to provide a more contemporary and dynamic architecture and act as destination within Hastings town centre. The existing building would be demolished with the exception of the existing basement. This would be retained with a large majority of the existing internal structural supporting the ground floor to be removed.

The new build proposal has been designed to generally fall within the footprint of the existing building with the accommodation spread over three floors- basement; ground and first floors. The height of the new build would be similar to the ridge height of the existing building.

Externally the building has been designed as a multi-faceted jewel providing glimpses inside the building, via clear and coloured glazed “slot” windows. The exterior is to be clad with pre-patinated zinc cladding. This is a durable material suitable for use in coastal environments and provides a strong visual presence within the town centre.

An external terrace has been located on the north side of the building surrounded with planters to provide privacy and to define the site boundary. Large glazed entrance doors welcome customers into an open plan restaurant. Once inside the building, a feature staircase located to the north-east portion leads to a basement and also to a first floor area.

The bar/ service area is positioned centrally within the ground floor, for ease of operation, with the remainder of the ground floor split into four different seating areas, comprising of loose and fixed seating, each with different views of Hastings.

Two of these areas face south to take advantage of the seafront views and sunlight. Large folding sliding doors have been provided on the southern elevations to draw customers from the seafront during the warmer months, where seating could spill out onto the pavement on the southern and southern portions of the site, subject to the necessary agreements. The ground floor would provide a total of 86no. covers.

A small service core providing toilet accommodation and a service duct is located centrally on the ground floor.

Externally the stair tower has been architecturally expressed with the use of an over-sailing roof. The roof has been designed like a compass needle, pointing towards the town centre and also to the seafront.

Planting has been used around the building and particularly on the western elevation to soften this wall and act as a physical barrier to the road. The planting also integrates the scheme into the existing townscape planting. A refuse area has been located on this western elevation, screened from view with appropriate close board fencing.

Deliveries could be provided from the existing car park area located in the south of Harold Place and via either of the glazed entrances.

The first floor accommodation is of a similar layout to the ground floor, with its own bar area and four different seating areas plus a south facing roof terrace. Part of the roof terrace is covered. A large folding sliding glazed screen is indicated on the southern elevation that can be easily opened during the warmer months.

This layout provides a total of 82no. covers internally plus an additional 20no. covers externally on the first floor.

The basement has been dedicated to "back of house" with the kitchen, storage and staff areas, noting that not all of the basement areas has been utilised on this scheme.

Accommodation schedule option B

| First floor | Internal gross area (square metres) | Sq feet |
|--|--|---------------------|
| General seating area | 111.4 | 1199.1 |
| Bar | 14.1 | 151.7 |
| Internal stairs | 15.4 | 165.7 |
| Toilets | 11.1 | 119.5 |
| External seating terrace | 21.4 | 230.3 |
| First floor total | 173.4 sq m | 1866.3 sq ft |
| | | |
| Ground Floor | | |
| General seating area | 130.4 | 1403.6 |
| Bar | 13.6 | 146.3 |
| Internal stairs | 16.7 | 179.7 |
| Toilets | 11.1 | 119.5 |
| External northern seating area including planters * | 88.5 | 952.6 |
| Ground floor total | 260.3 sq m | 2801.7 sq ft |
| | | |
| Basement | | |
| Staff facilities; office; storage & kitchen | 101 | 1087 |
| Basement total | 101 sq m | 1087 sq ft |
| | | |
| Overall total | 534.7 sq m | 5755 sq ft |

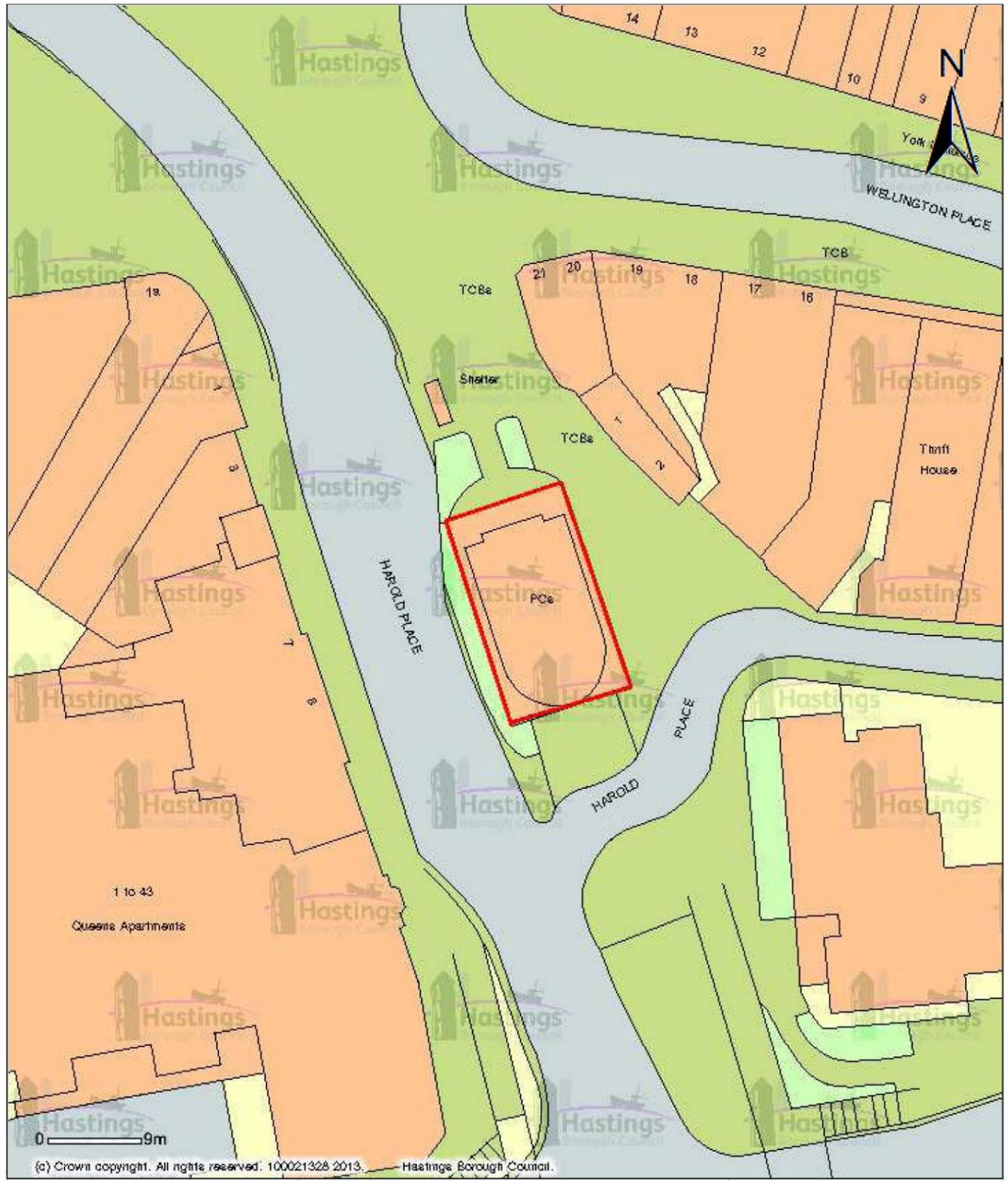
7.0 Summary

The site is unique in that it is town centre location but completely free standing. This makes it very visible on all four sides to both pedestrians and vehicular traffic and therefore attractive to potential operators.

The site and proposed commercial use offers the potential to create a striking modern architectural building. Its prominence in the urban fabric and proximity to the Town Centre Conservation Area would also require a high-quality of design which compliments its setting.

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Title:
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Scale: 1:500

Date: 22 / 3 / 2017

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1724 SK01 Location Plan as existing
 Public conveniences,
 Harold Place, Hastings

December 2017

1:500

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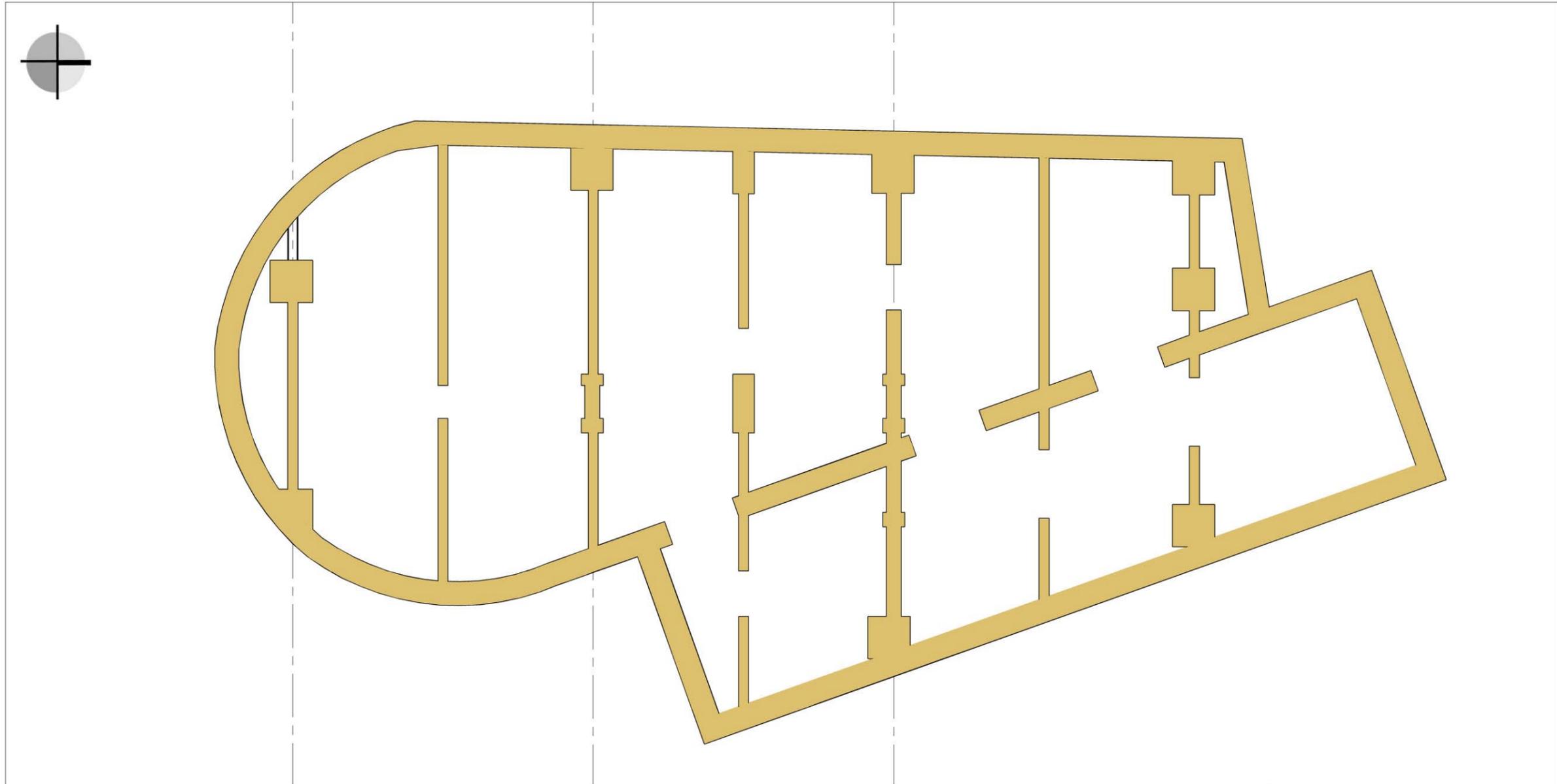


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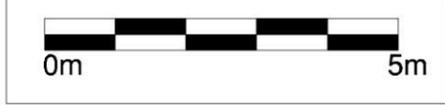
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1:100 Basement Floor Plan as existing



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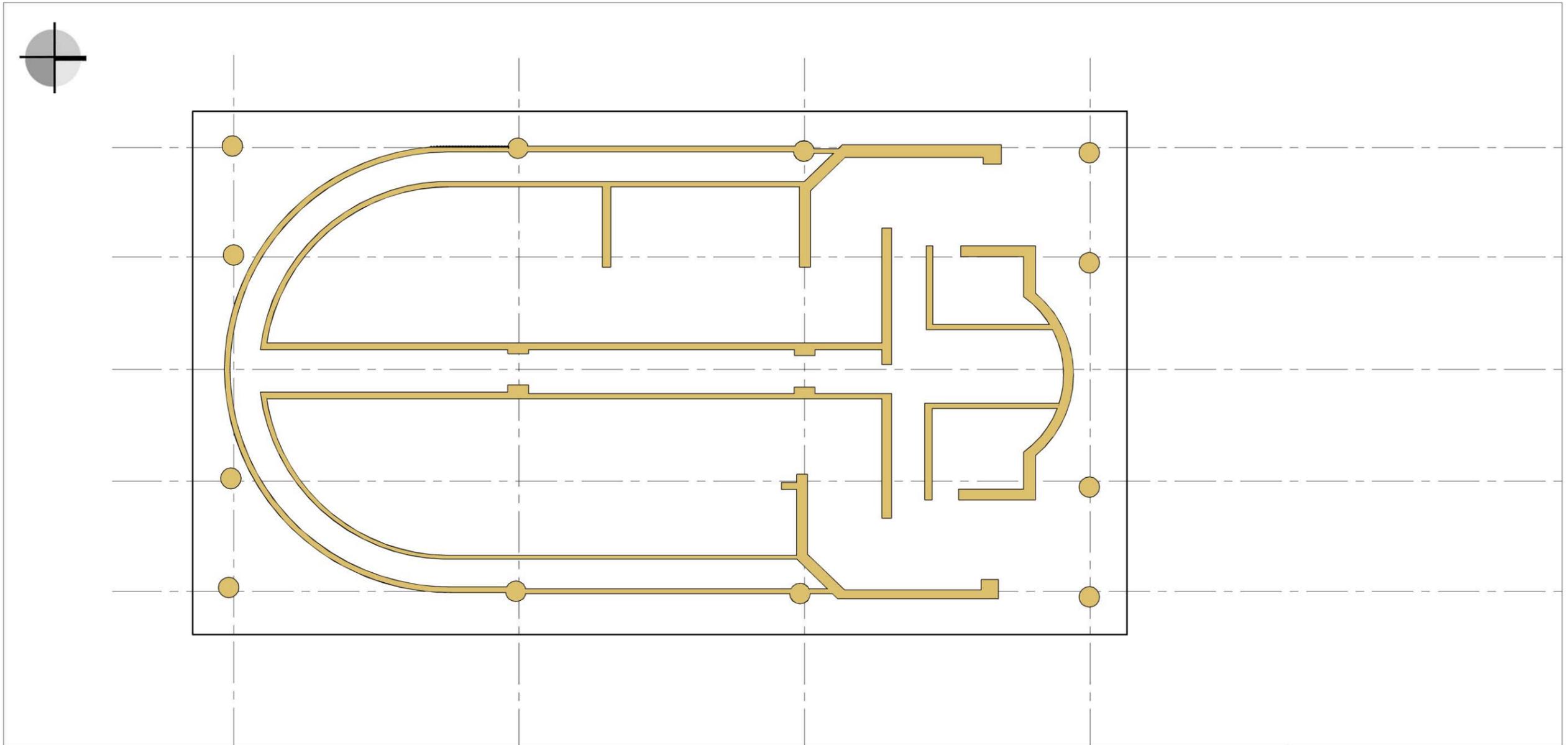
1724 SK02 Basement Floor Plan as existing

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Harold Place, Hastings

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1:100 Ground Floor Plan as existing



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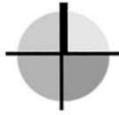
1724 SK03 Ground Floor Plan as existing

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Harold Place, Hastings

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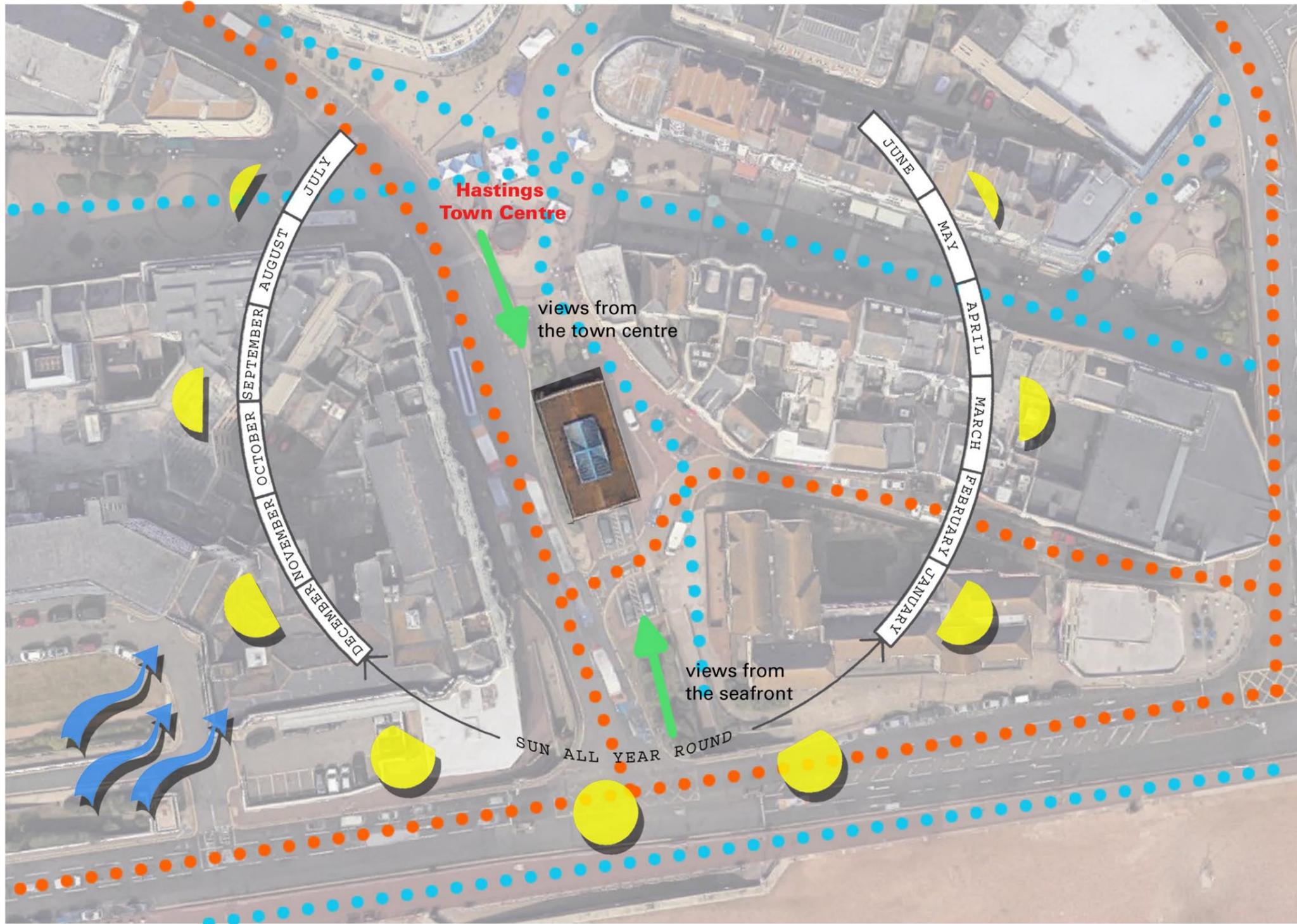




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KEY :

- Existing vehicvular access
- Existing public footpath
- Prevailing wind direction
- Main views
- Sun path

FEASIBILITY STUDY

1724 SK04 Site Analysis
Public conveniences,
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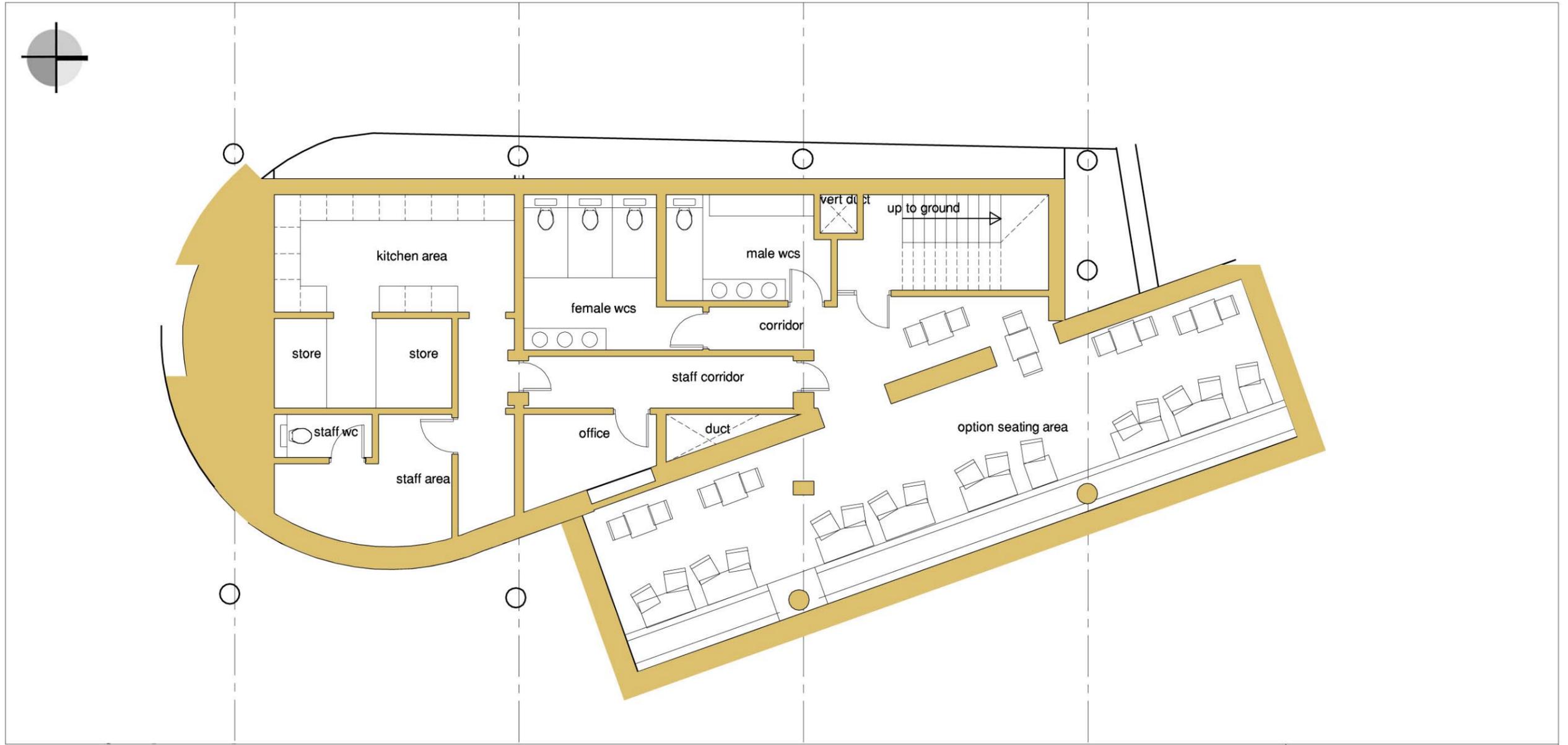
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1:100 Option A Refurbishment Concept - Basement Floor Plan as proposed



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1724 SK05 Option A Refurbishment Concept - Basement Floor Plan as proposed

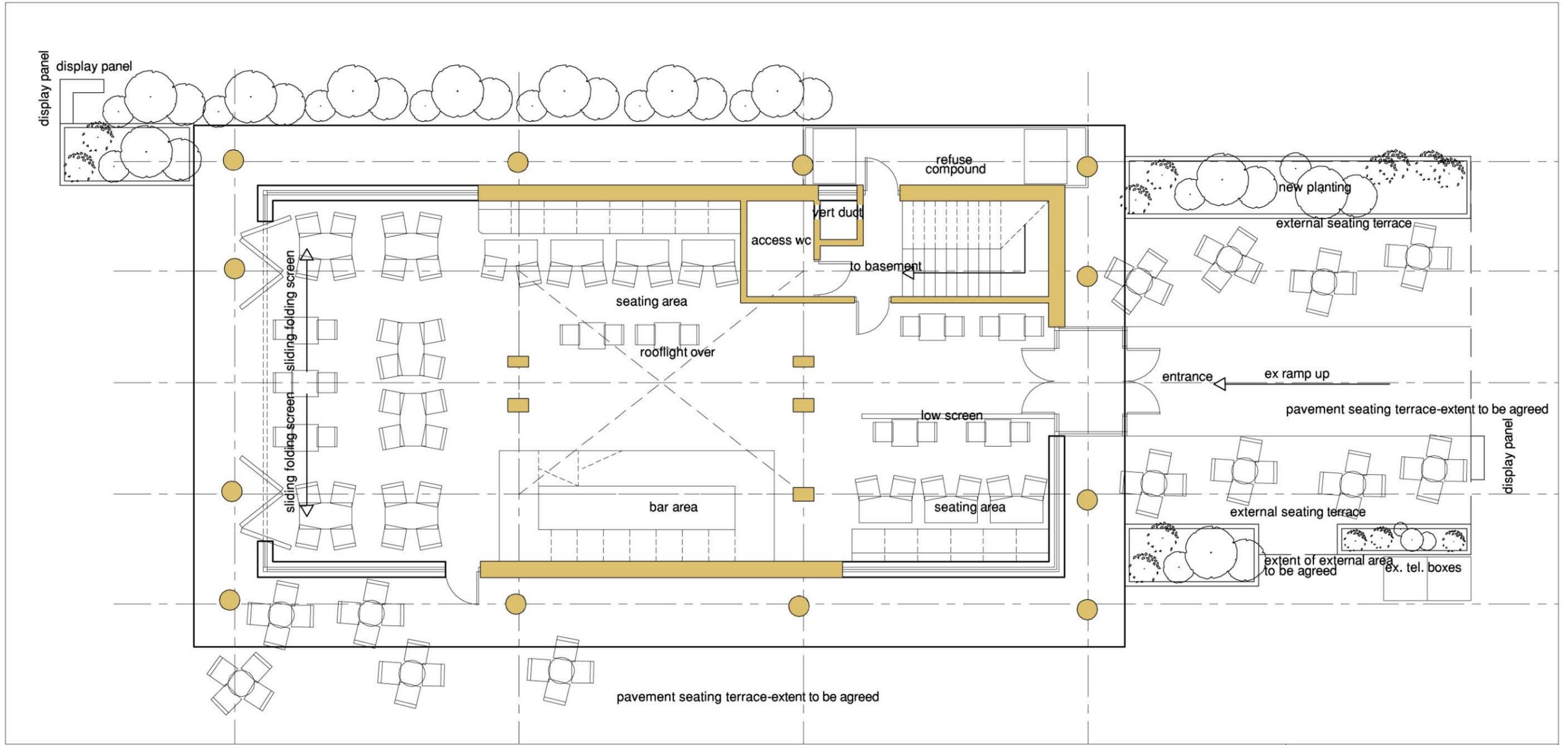
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1:100 Option A Refurbishment Concept - Ground Floor Plan as proposed



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1724 SK06 Option A Refurbishment Concept - Ground Floor Plan as proposed

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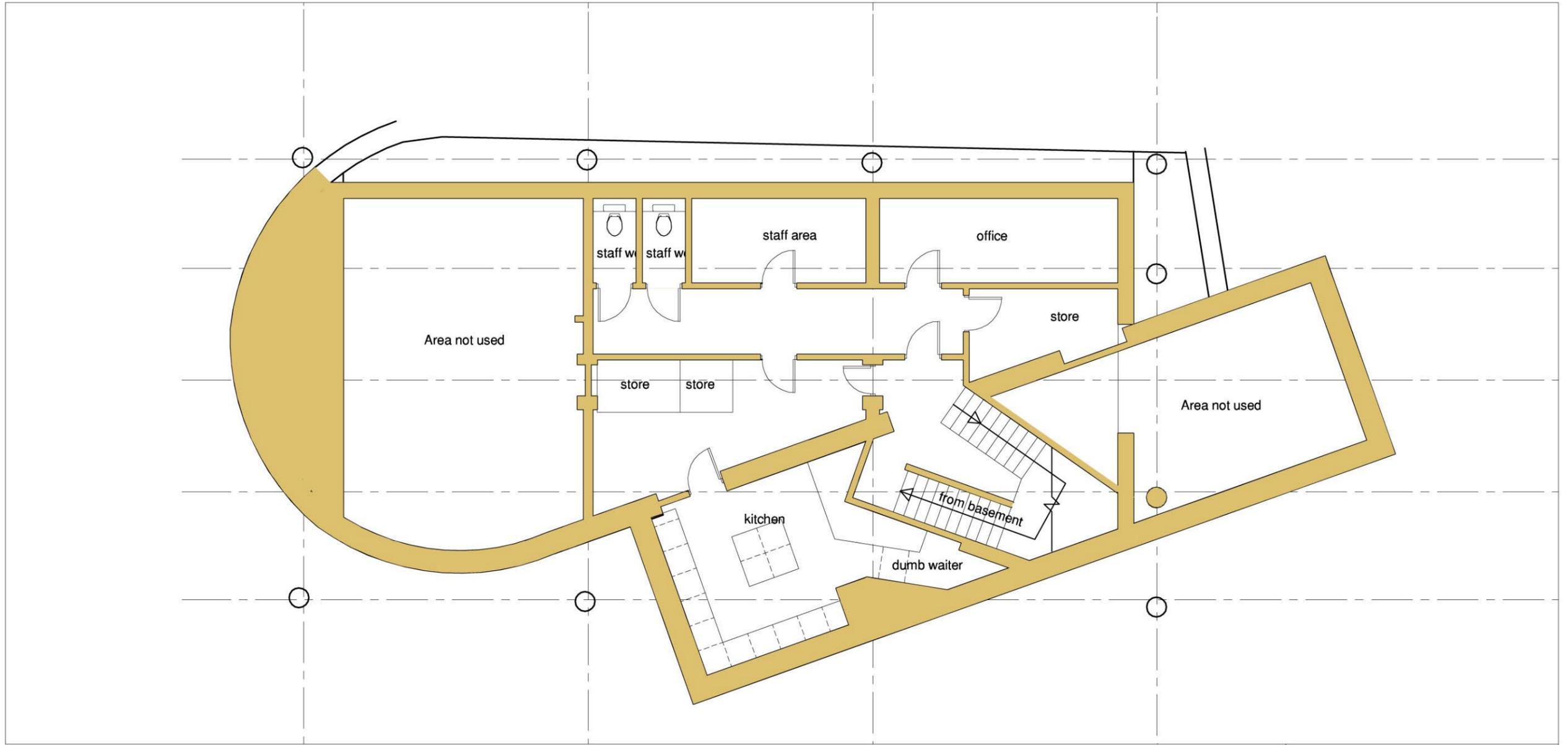
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1:100 Option B New Build Concept - Basement Floor Plan as proposed



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1724 SK07 Option B New Build Concept -
Basement Floor Plan as proposed

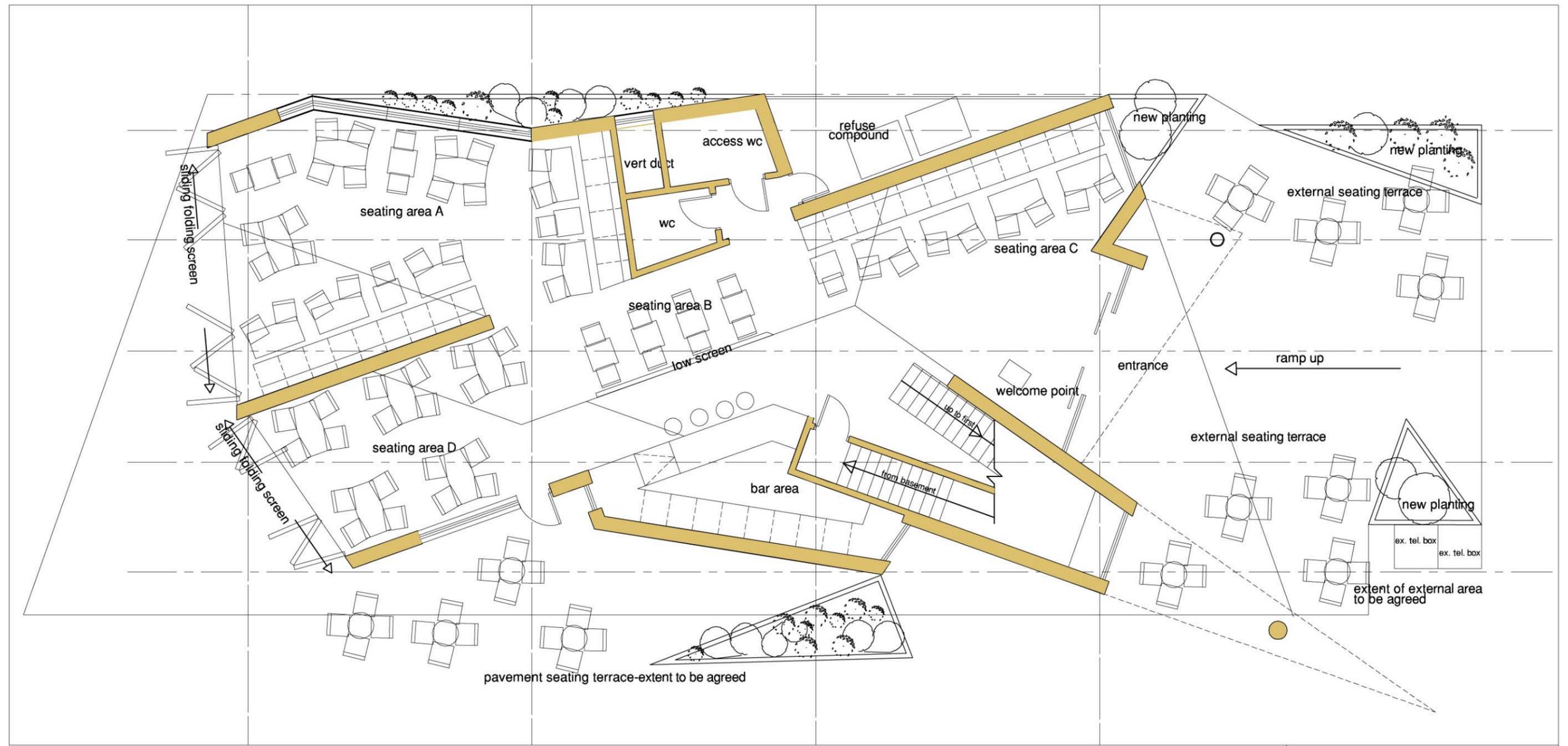
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1:100 Option B New Build Concept - Ground Floor Plan as proposed



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1724 SK08 Option B New Build Concept - Ground Floor Plan as proposed

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1:100 Option B New Build Concept - First Floor Plan as proposed



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1724 SK09 Option B New Build Concept - First Floor Plan as proposed

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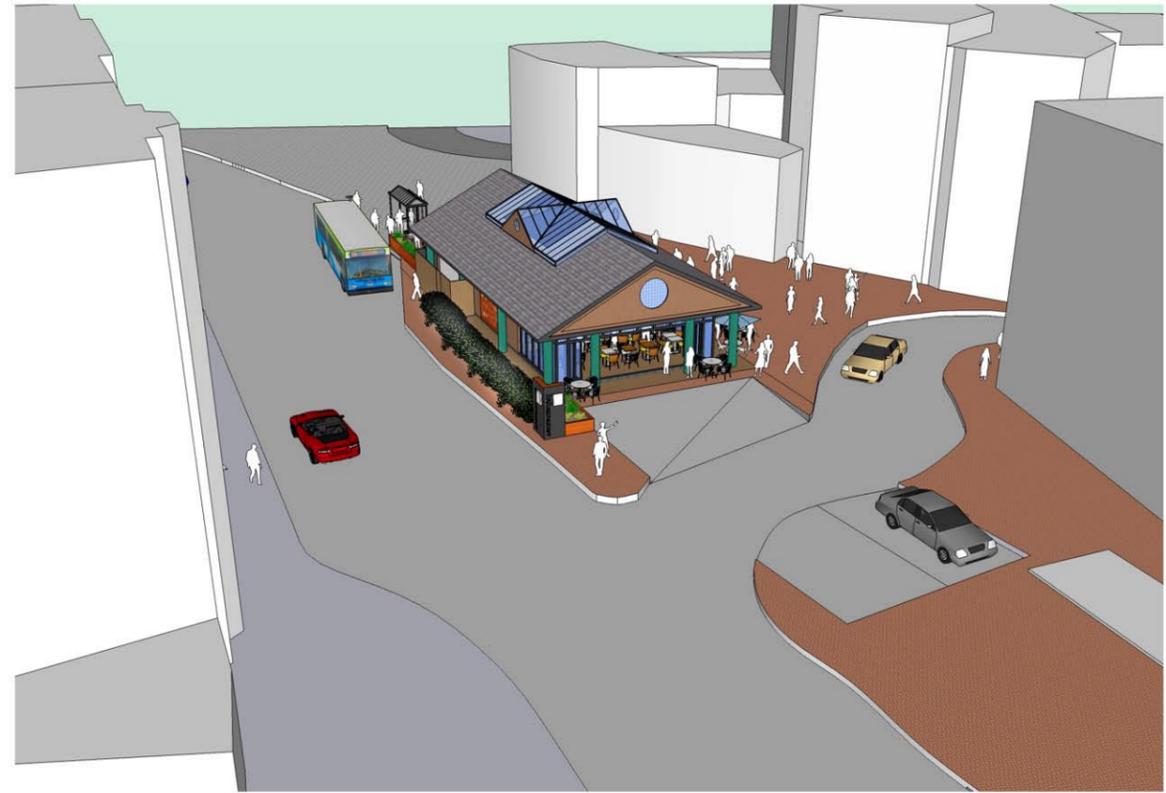
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North Elevation aerial view



South Elevation aerial view



Ground Floor plan view

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1724 SK10 Option A Refurbishment Concept - External Perspectives 1 of 2

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North Elevation view



East Elevation view



South Elevation view

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1724 SK11 Option A Refurbishment Concept - External Perspectives 2 of 2

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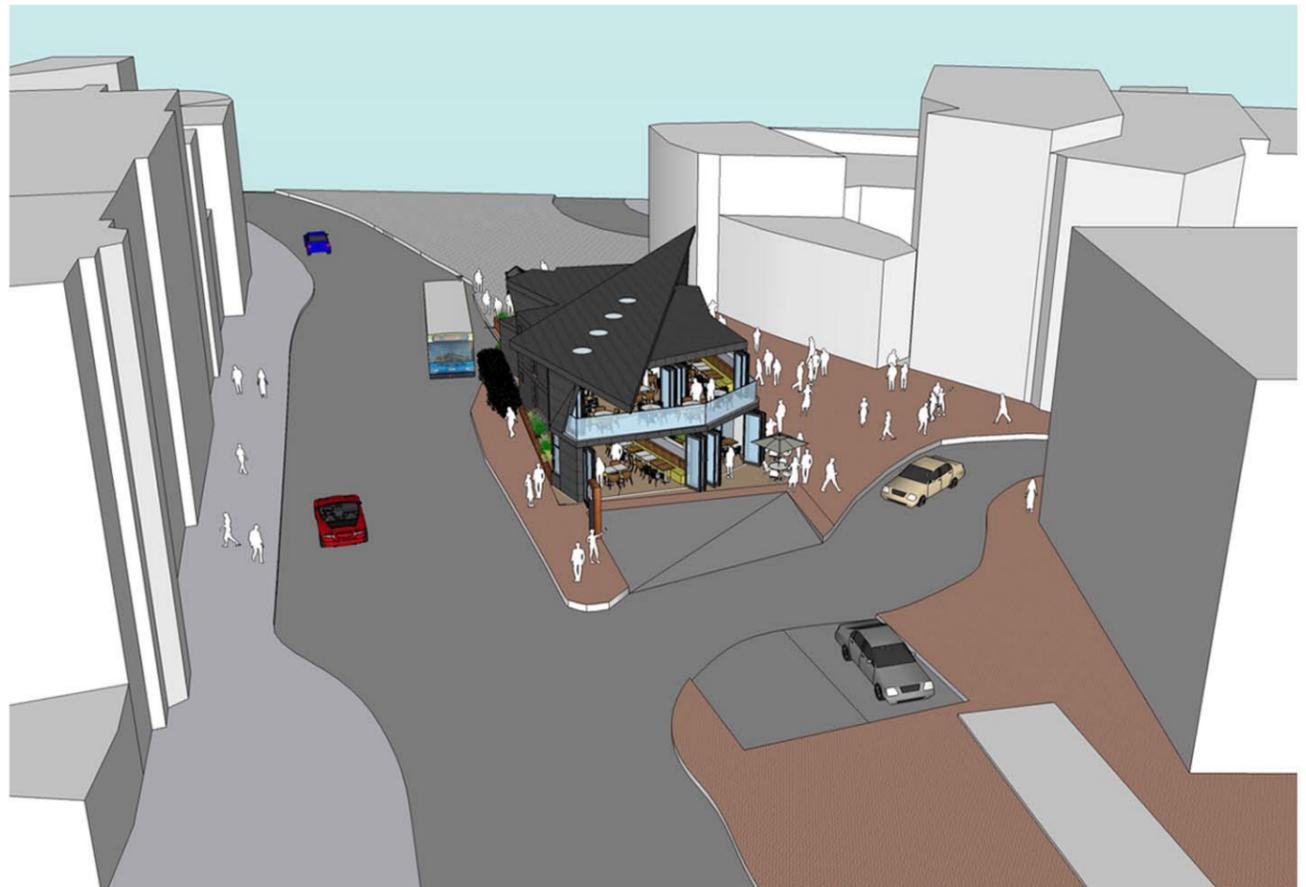
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North Elevation aerial view



South Elevation aerial view

FEASIBILITY STUDY

1724 SK12 Option B New Build Concept - External Perspectives 1 of 2

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North Elevation view



East Elevation view



South Elevation view

FEASIBILITY STUDY

1724 SK13 Option B New Build Concept -
External Perspectives 2 of 2

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Ground Floor Plan view



First Floor Plan view

FEASIBILITY STUDY

1724 SK14 Option B New Build Concept - Plan Views

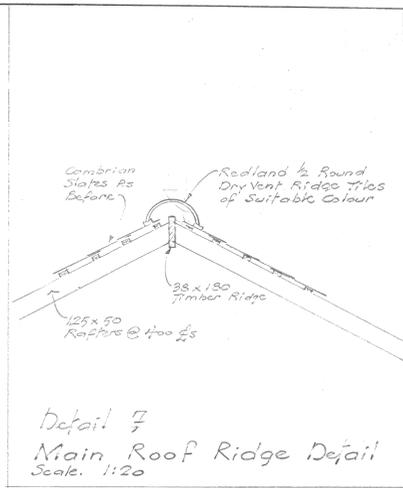
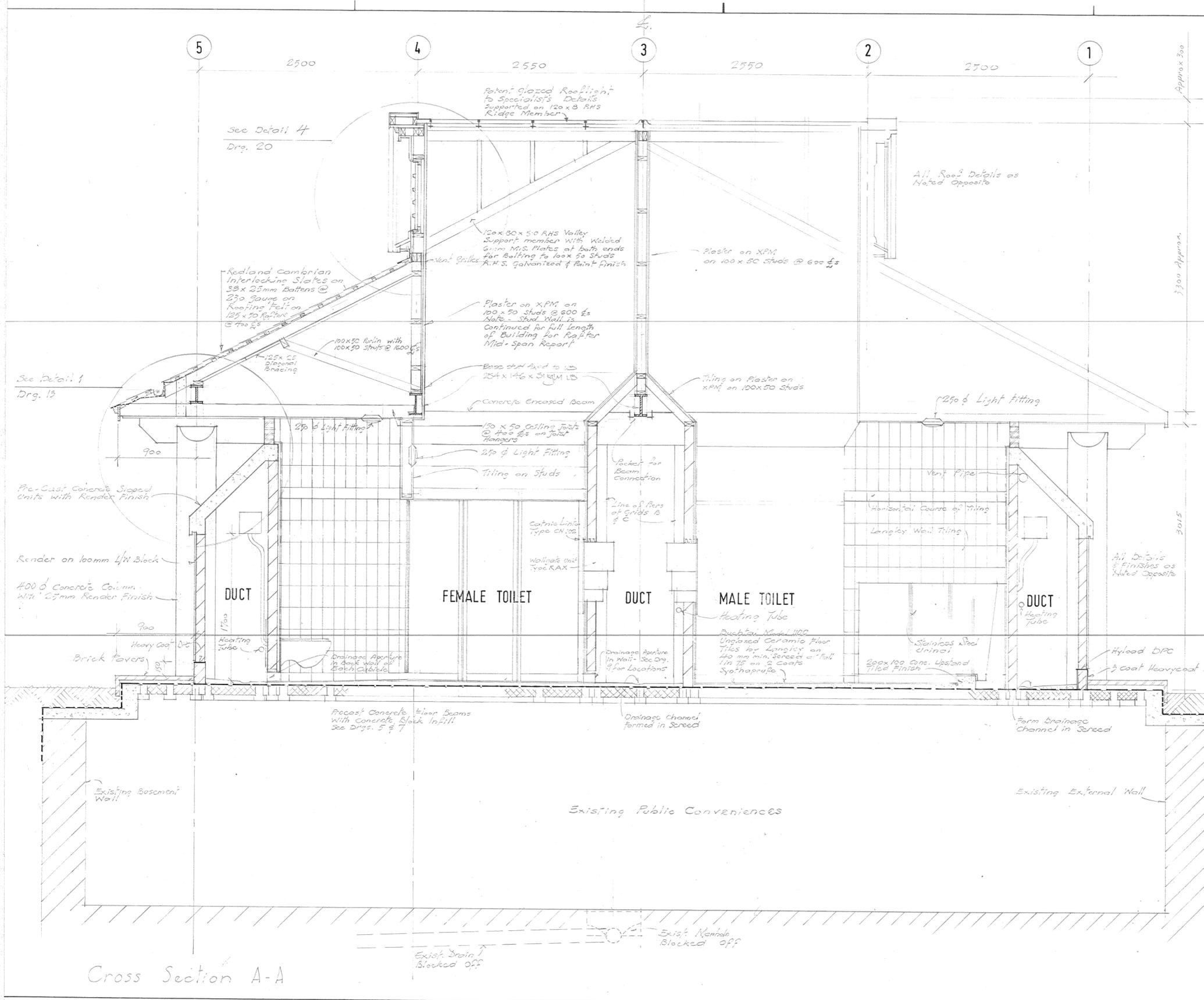
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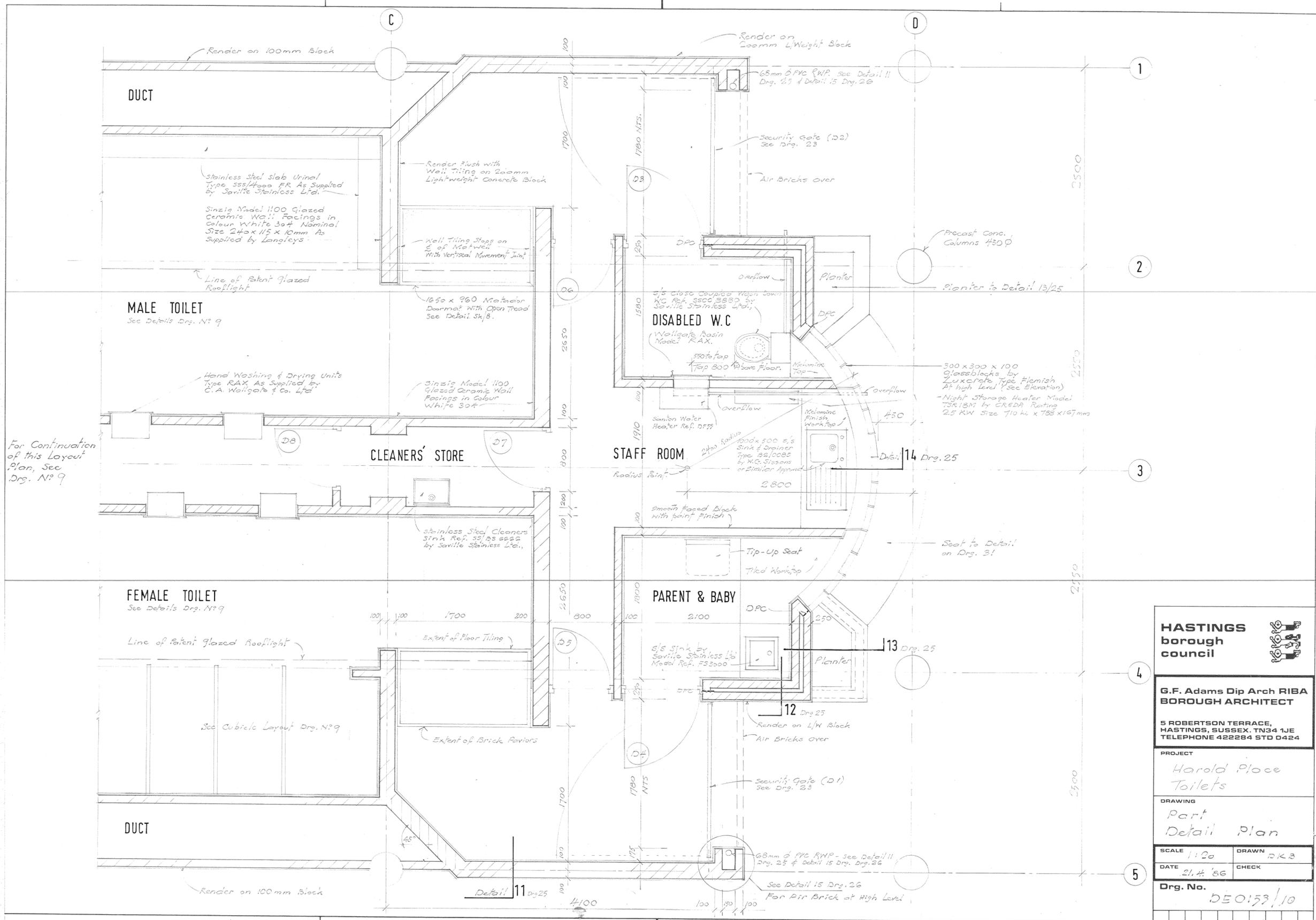
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TELEPHONE 422284 STD 0424

PROJECT
Harold Place Toilets

DRAWING
Cross Section A-A

| | |
|---------------------|-----------|
| SCALE 1:20 | DRAWN DKB |
| DATE 24.2.86 | CHECK |
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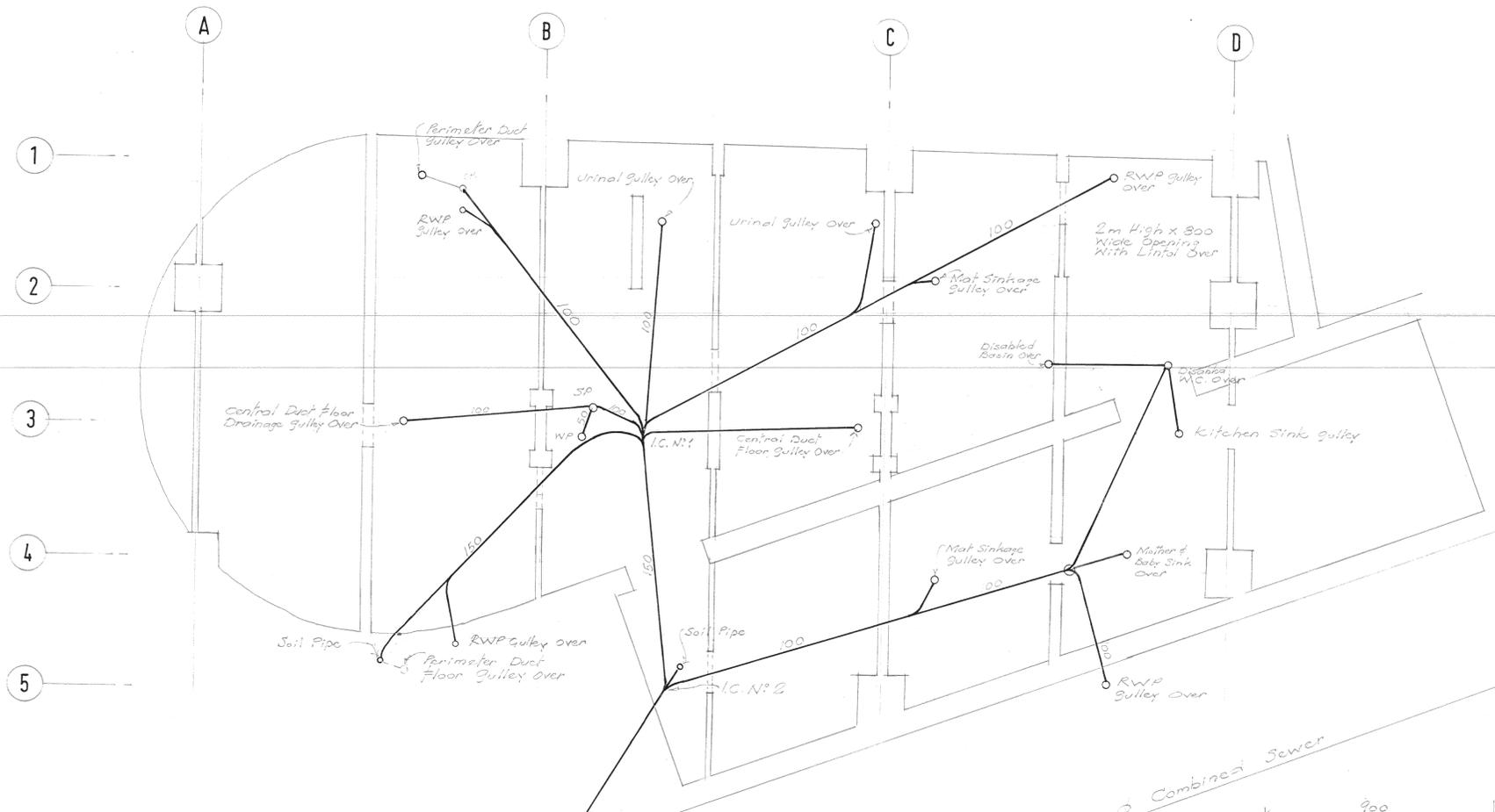
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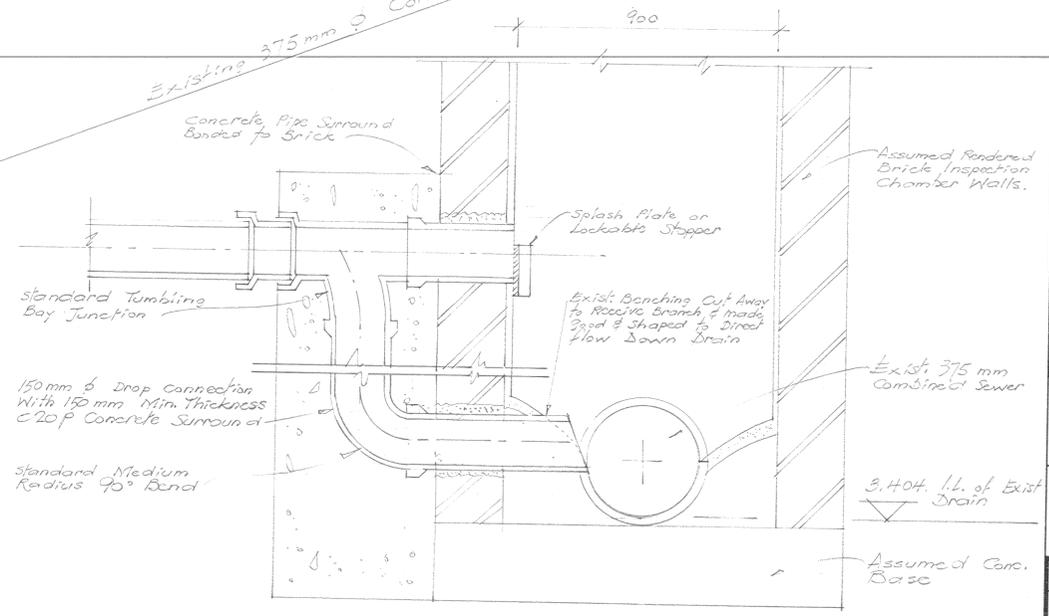
For Continuation of this Layout Plan, See Drg. N^o 9

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| G.F. Adams Dip Arch RIBA BOROUGH ARCHITECT | |
| 5 ROBERTSON TERRACE, HASTINGS, SUSSEX, TN34 1JE TELEPHONE 422284 STD 0424 | |
| PROJECT <i>Harold Place Toilets</i> | |
| DRAWING <i>Part Detail Plan</i> | |
| SCALE 1:20 | DRAWN R.K.B. |
| DATE 21.4.86 | CHECK |
| Drg. No. DE0153/10 | |

DE 0153/18c



Form Drop Connection
See Detail No. 21
This Drawing
Exist. Manhole N° 36
Size 1200 x 900
Cover level 5.7m
Depth to Invert 3.404



Section Detail N° 21 scale 1:5
Back Drop Connection to Inspection Chamber N° 36

REV. C: 23/12/86 Connors
REV. B: 2 N° RWP
REV. A: Positions RWP

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**G.F. Adams D
BOROUGH A**

**S ROBERTSON T
HASTINGS, SUSSEX
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PROJECT
Harold
Toilets

DRAWING
Below St
Drainage

SCALE 1:50 1:5
DATE 12.6.86

Drg. No.
DE 0153/18c

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